

IN RE: PETITION FOR RESIDENTIAL
ZONING VARIANCE
SEC Heavrin Court and Necker
Avenue
1 Heavrin Court
11th Election District
6th Councilmanic District
William Darr, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-411-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by William Darr and Victoria Darr, his wife, for that property known as 1 Heavrin Court in the Belneck Square subdivision of Baltimore County. The Petitioners/property owners herein seek a variance from Section 400.1 of the Baltimore County Zoning Regulations (BCZR) & B023C of the Policy Manual to allow a detached garage to be located in the side yard in lieu of the rear yard and for same to be 10 ft. from the side street property line in lieu of the required 25 ft. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 24th day of May 1996, that the Petition for a Residential Variance from Section 400.1 of the Baltimore County Zoning Regulations (BCZR) & B023C of the Policy Manual to allow a detached garage to be located in the side yard, in lieu of the rear yard, and for same to be 10 ft. from the side street property line in lieu of the required 25 ft. be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the relief requested to allow a detached garage in the half of the rear yard farthest removed from the street property line be and is hereby DISMISSED, as unnecessary, subject, however, to the following restrictions:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

3. The Petitioners shall remove the shed on the property when the garage is finished.

4. The garage shall be constructed so as to be compatible in appearance with the house.

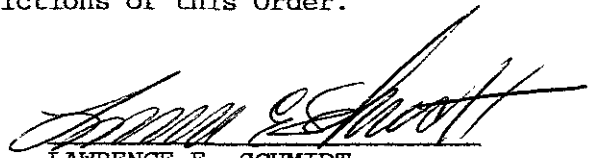
ORDER RECEIVED FOR FILING

Date

By

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5. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm

ORDER RECEIVED FOR FILING

Date 5/26/96
By M. Grant

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

May 23, 1996

Mr. and Mrs. William Darr
1 Heavrin Court
Perry Hall, Maryland 21236

RE: Petition for Administrative Variance
Case No. 96-411-A
Property: 1 Heavrin Court

Dear Mr. and Mrs. Darr:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over the typed name.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmm
encl.

MICROFILMED





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at

96-411-A

1 Heavrin Court

which is presently zoned

DRS.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1 & 1802.3C (Policy manual) to allow a detached structure in the side yard in lieu of the rear yard & for it to be 10 ft. from the rear yard line in lieu of the required 25 ft. or alternatively in lieu of the half of the rear yard furthest from the side street & property line, for a detached accessory structure of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

SEE RECESS

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s)

William DARR

(Type or Print Name)

William Darr

Signature

Victoria Darr

(Type or Print Name)

Victoria Darr

Signature

1 Heavrin Court 256-4470

Address

Phone No

Perry Hall, MD 21236

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Samir

Name

Address

Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: JDD

DATE: 4-23-96

ESTIMATED POSTING DATE: _____

Printed with Soybean Ink
on Recycled Paper

ITEM #: 411

MICROFILMED

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 1 Heavrin Court
address
Perry Hall, MD 21236
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

Due to stricked rules of the neighborhood homeowners Association of Belneck Square, we are not permitted to store anything on our property that is visible from the sidewalks, such as toys, trash cans, pool supplies, etc. Since we are on the corner, that is impossible to do without a storage facility. So we have found the need to build a garage.

The area we chose to build is the most practical place and large enough to accomodate the building. In the (continued on attached sheet)

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

William Darr
(signature)
William DARR
(type or print name)



Victoria Darr
(signature)
Victoria Darr
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 12 day of APRIL, 19 96, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

William and Victoria Darr

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiantt(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

4/12/96
date

Herbert Chambers
NOTARY PUBLIC

My Commission Expires:

HERBERT CHAMBERS
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires March 25, 1997

96-411-A

we were told that Baltimore County needs a 10 foot access to the storm drain that is on our property. And also, the area on the side of our house is the flattest on the property so it would be the most economical place to build.

And, the storm drain on our property in the back yard is for the water drainage coming from Necker Ave. So we could not put the garage in the back yard.

It would also take up the ~~whole~~ entire back yard, since it is a small piece of land to begin with.

ZONING DESCRIPTION FOR

#1

HEAURIN CT
(address)

Beginning at a point on the SOUTHWEST ^{CORNER} side of
(north, south, east or west)

HEAURIN CT which is 50 "
(name of street on which property fronts) (number of feet of right-of-way width)

wide at the distance of CORNER OF of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street NECKEN AVE
(name of street)

which is 60 FT. wide. *Being Lot # 32
(number of feet of right-of-way width)

Block _____, Section # _____ in the subdivision of BELNECK SQUARE
(name of subdivision)

MICROFILMED

411

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

96-411

District: 11th Date of Posting: 4/10/93

Posted for: Various

Petitioner: Wm. + Victoria Darr

Location of property: Horsham Ct - SEB

Location of Signs: Facing roadway on property being zoned

Remarks: _____

Posted by: [Signature] Date of return: 4/10/96

Number of Signs: 1 **MICROFILMED**

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 5110
019805

96-411-A

DATE 4-23-96 ACCOUNT R-001-6150

AMOUNT \$ 85.00

RECEIVED FROM: William & Victoria Darr

1 HERCULES COURT, PARY HALL MD 21236.

FOR: 010 D-0121000000-50
080 1 SIGN - 35

MICROFILMED AR 0121000000-50 85 85.00
VALIDATION OR SIGNATURE OF CASHIER Item 411
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 411 Petitioner: William & Victoria Darr

Location: 1 Heavrin Court, Perry Hall, MD 21236

PLEASE FORWARD ADVERTISING BILL TO:

NAME: William & Victoria Darr

ADDRESS: 1 Heavrin Court

Perry Hall, MD 21236

PHONE NUMBER: 256-4470

MICROFILMED

Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

PROPERTY ADDRESS: _____

see Pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: _____

plat book # _____, folio # _____, lot # _____, section # _____

OWNER: _____



North

date: _____

prepared by: _____

Scale of Drawing: 1" = _____



Vicinity Map
North
scale: 1"=1000'

LOCATION INFORMATION

Election District: _____

Councilmanic District: _____

1"-200' scale map#: _____

Zoning: _____

Lot size: _____ acreage _____ square feet

public private
SEWER: ☐ ☐

WATER: ☐ ☐

Chesapeake Bay Critical Area: ☐ yes ☐ no

Prior Zoning Hearings: _____

Zoning Office USE ONLY

reviewed by: _____ ITEM #: _____ CASE#: _____



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

May 1, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-411-A (Item 411)
1 Heavrin Court
SEC Heavrin Court and Necker Avenue
11th Election District - 6th Councilmanic
Legal Owner(s): William Darr and Victoria Darr

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before May 5, 1995. The closing date (May 20, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: William and Victoria Darr

MICROFILMED





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

May 15, 1996

William and Victoria Darr
1 Heavrin Court
Perry Hall, MD 21236

RE: Item No.: 411
Case No.: 96-411-A
Petitioner: William Darr, et ux

Dear Mr. and Mrs. Darr:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on May 2, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, reading "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

MICROFILMED



Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 04/16/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF MAY 06, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 410, 411, 413, 414, 415, 416,
417, 418, 419, 420, 421 AND 422.

1996

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

MICROFILMED

411
BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

13
DATE: May 2, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 410-416 and 418-420 and 421 *9W-2*

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by: *Jeffrey W. Long*

Division Chief: *Gary L. Keller*

PK/JL



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

5-1-96

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 411 (JRA)



Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,



Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

MICROFILMED

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 5-15-96

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

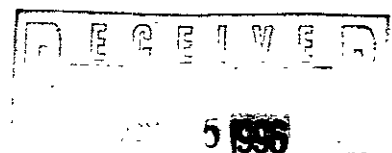
SUBJECT: Zoning Advisory Committee
Meeting Date: May 6, 1996

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 410 420
411 421
412 422
413
414
415
416
417

RBS:sp

BRUCE2/DEPRM/TXTSBP



MICROFILMED

To whom it may concern:

I/we have no objections to the garage that Mr. & Mrs. William Darr would like to construct on their property at 1 Heavrin Ct.

I/we understand that it will be 16'x20' and built on the right side of their house, adjacent to Necker Ave.

It will be finished with white vinyl siding to match the color of their home.

X *Edward J. Vojcik*
signature

4-21-96
date

address

X *Joan Kilb*
signature

4/22/96
date

3 HEAVRIN CT
address

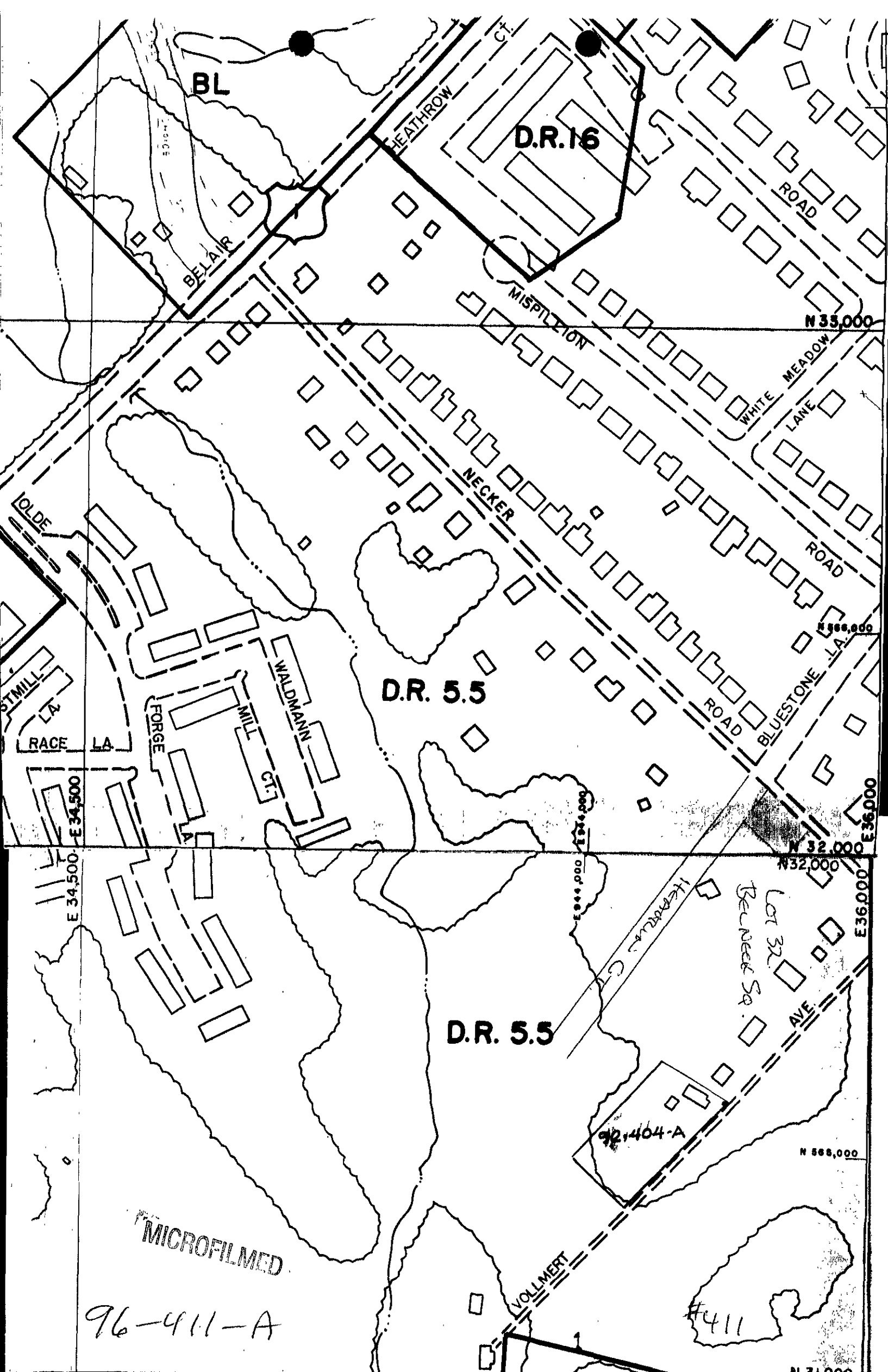
X *Carla Mestry*
signature

4-21-96
date

2 Heavrin Ct
address

MICROFILMED

#411



BL

D.R. 16

HEATHROW CT.

BELAIR

MISPLIZION

N 33,000

WHITE MEADOW
LANE

NECKER

ROAD

N 32,000

D.R. 5.5

BLUESTONE LA

N 31,000
N 30,000
N 29,000
N 28,000
N 27,000
N 26,000
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N 7,000
N 6,000
N 5,000
N 4,000
N 3,000
N 2,000
N 1,000
N 0,000

N 32,000

D.R. 5.5

Lot 32
Belneet Sa.

921404-A

N 28,000

MICROFILMED

96-411-A

VOLL MERT

#411

96-411-A

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

PROPERTY ADDRESS: 1 HEAVYIN COURT

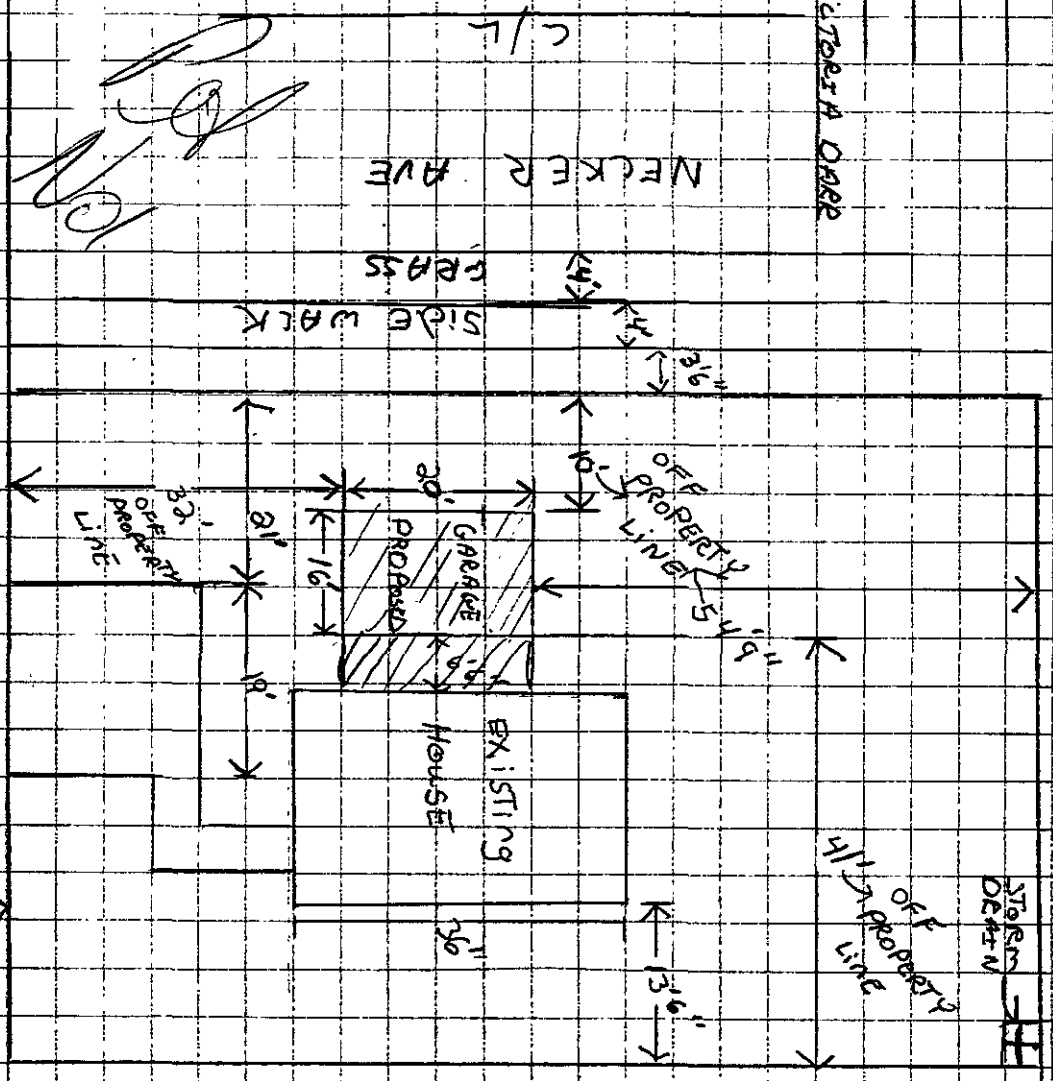
ADDITION NAME: BELNECK SQUARE

PLAT BOOK:

LOT # 32

SECTION:

OWNER: William & Victoria Omer



NORTH:

DATE 4/11/96

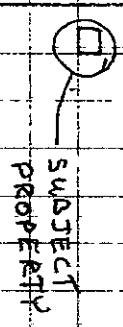
PREPARED BY: William Omer

HEAVYIN COURT

SCALE: 1"=30'

BLUE STONE HEAVYIN COURT

NECKER AVE



VICINITY MAP

SCALE 1"=1000'

LOCATION INFORMATION

ELECTION DISTRICT: 15

COUNCILMANIC DISTRICT: 6

1"=300' SCALE MAP: NE 8716

ZONING DR.55

LOT SIZE 7504 SQ. FT.

ALLIANCE SQUARE

SEWER: PUBLIC

WATER: PUBLIC

SHESAPARE DAY YES NO

CRITICAL AREA: YES NO

PATROL ZONING VARIANCE: YES NO

Zoning OFFICE USE ONLY

REVIEWED BY ITEM CASE

507 411

MICROFILMED

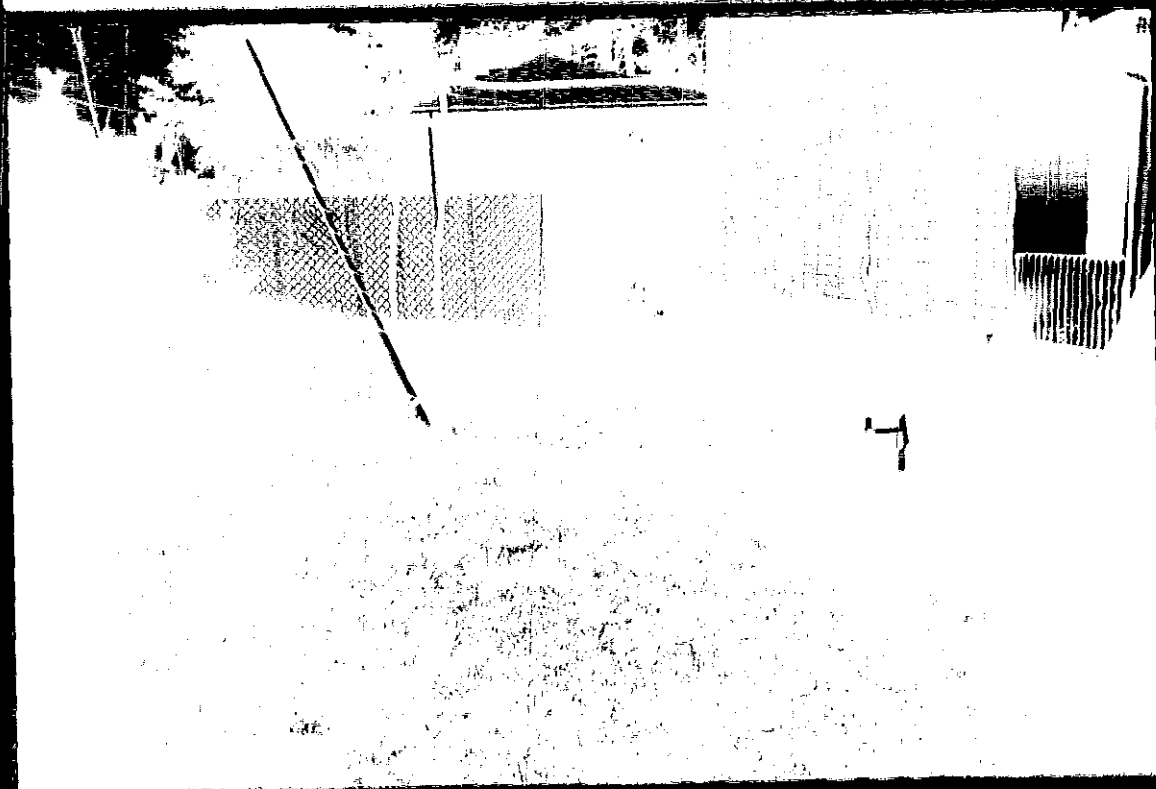
96-411-A



View from
storm
drain up
toward
Necker Rd



View from
Necker Rd.
toward Storm
drain and
10' easement



MICROFILMED

BEING the same parcel of land described in a deed dated August 16, 1932, and recorded among the Land Records of Baltimore County, in Liber L. McL. M. No. 898, folio 522, from William H. Winstead and Helen F. Winstead, his wife, to John T. Love and Ellen George Love, his wife, as tenants by the entirety; the said Ellen George Love departed this life on or about the 9th day of June 1939.

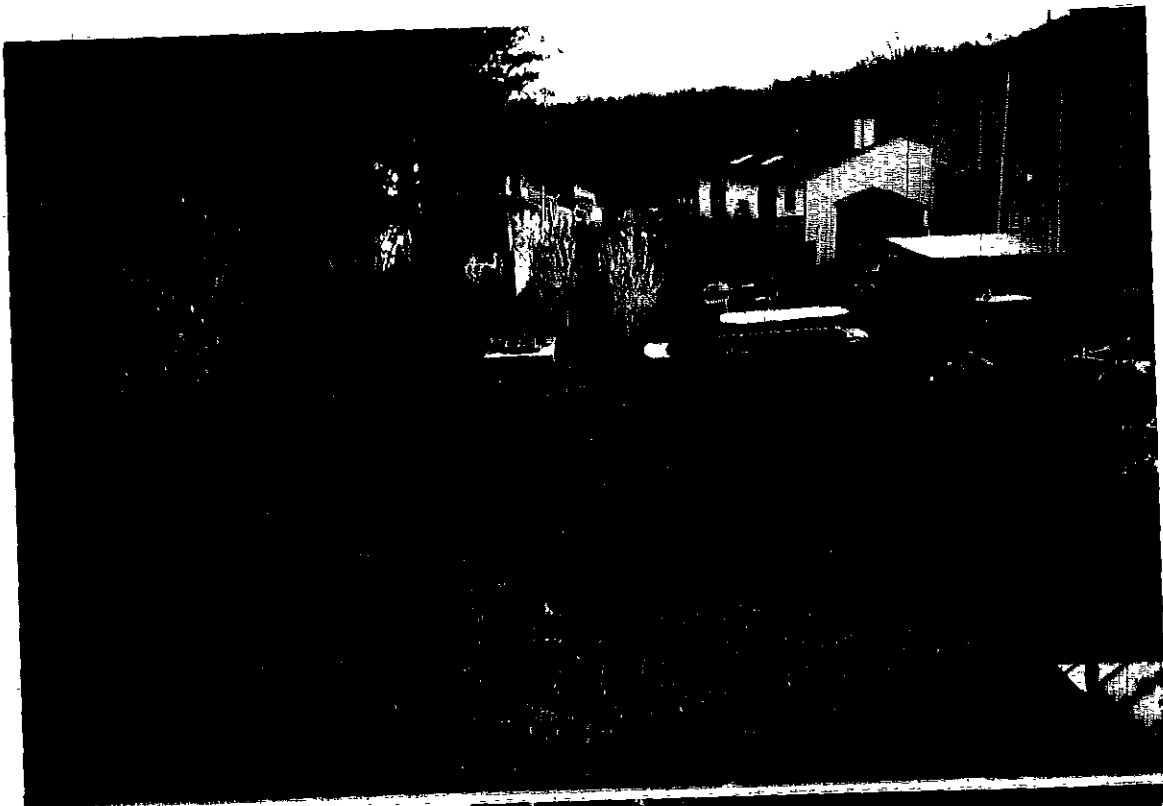
BEGINNING for the second thereof at a point on the fourth or south 71-1/4 degrees east 79.6 perch line of the first lot of land described in a deed from Paul M. Burnett, Assignee, to Walter M. Wellogg, dated December 14th, 1932 and recorded among the Land Records of Baltimore County, in Liber L. McL. M. No. 908, folio 149 &c., distant 218 feet northwesterly from the end thereof, said point being also at the center line of a twenty-five foot avenue described in said deed and at the westernmost outline of the land described in a deed from William H. Winstead and Helen F. Winstead, his wife, to John T. Love, dated August 16th, 1932 and recorded among the aforesaid land records in Liber L. McL. M. No. 898, folio 522 &c., and running thence binding reversely on said fourth line as now surveyed and on the center of said Avenue North 69 degrees, 7 minutes West 75 feet, thence parallel with said westernmost outline North 17 degrees, 13 minutes East 182.50 feet, thence south 66 degrees 5 minutes East 76.91 feet to said westernmost outline, thence binding on said westernmost outline south 17 degrees, 13 minutes West 205 feet to the place of beginning. Containing 0.33 acres and being a portion of the first parcel of land in said first mentioned deed.

The Improvements on the above described parcels of land being now known as 1005 Boyce Avenue.

BEING the same parcel of land described in a deed dated September 20, 1935 and recorded among the Land Records of Baltimore County, in Liber C. W. B. Jr., No. 960, folio 453, from Consolidation Co. Inc., to John T. Love and Ellen George Love, his wife, as tenants by the entirety.

TOGETHER with the buildings and improvements thereupon erected, made or being and all and every rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining, and especially the right unto the parties of the second part, their heirs and assigns, to the use in common for purposes of ingress and egress of the twenty-five foot road referred to in the first above description from the southwesternmost corner of the lot firstly described along the course of said road easterly to Boyce Avenue, and, further, together with the right unto the parties of the second part, their heirs and assigns, to lay and maintain a water pipe in the bed of the north one-half of said twenty-five foot avenue from the southwest corner of said lot in the bed of the north one-half of said twenty-five foot avenue easterly to Boyce Avenue.

TO HAVE AND TO HOLD the within described lot or parcels of land and premises, together with the rights, privileges, appurtenance and advantages thereto belonging or appertaining, and especially together with the easements, heretofore referred to unto and to the proper use and benefit of the said William D. Van Zalm and Grace W. Van Zalm, his wife, as tenants by the entirety in fee simple.



411

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY 98-411
Towson, Maryland

District: 116 Date of Posting: 4/16/96

Posted for: Variance

Petitioner: William & Victoria Darr

Location of property: 1 Heavrin Court, Perry Hall, MD 21236

Location of Sign: 700 East Joppa Road, Towson, MD 21204

Remarks:

Posted by: [Signature] Date of return: 5/10/96

Number of Signs: 1

BALTIMORE COUNTY, MARYLAND
OFFICE OF PLANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 019805
96-411-A

DATE 4-22-96 ACCOUNT R-001-6150

AMOUNT \$ 95.00

RECEIVED FROM: William & Victoria Darr
1 Heavrin Court, Perry Hall, MD 21236

FOR: 010 050

VALIDATION OR SIGNATURE OF CASHIER: [Signature]

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 411 Petitioner: William & Victoria Darr

Location: 1 Heavrin Court, Perry Hall, MD 21236

PLEASE FORWARD ADVERTISING BILL TO:

NAME: William & Victoria Darr

ADDRESS: 1 Heavrin Court
Perry Hall, MD 21236

PHONE NUMBER: 256-4470

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

May 1, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-411-A (Item 411)
1 Heavrin Court
527 Heavrin Court and Becker Avenue
11th Election District - 6th Councilmanic
Legal Owner(s): William Darr and Victoria Darr

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before May 5, 1996. The closing date (May 20, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioners. They may (a) grant the requested relief, (b) deny the requested relief, or (c) deem that the matter be set to a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioners), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

[Signature]
Arnold Jablon
Director

cc: William and Victoria Darr

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

May 15, 1996

William and Victoria Darr
1 Heavrin Court
Perry Hall, MD 21236

RE: Item No.: 411
Case No.: 96-411-A
Petitioner: William Darr, et ux

Dear Mr. and Mrs. Darr:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on May 2, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,
[Signature]
W. Carl Richards, Jr.
Zoning Supervisor

RCS/jw
Attachment(s)

Baltimore County Government
Fire Department

700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410)887-4830

DATE: 04/16/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF MAY 06, 1996.

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 410, 411, 413, 414, 415, 416, 417, 418, 419, 420, 421 AND 422.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: May 2, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):
Item Nos. 410-416 and 418-420 and 421 JW-L

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by: [Signature]

Division Chief: [Signature]

PK/JL

ITEM410A/PZONE/ZAC1

SHA
Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

5-1-96

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 411 (JRA)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,
[Signature]
for Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 5-15-96

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: May 4, 1996

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 410 420
411 431
412 422
413
414
415
416
417

RBS:sp
BRUCEZ/DEPRM/TXTSBP

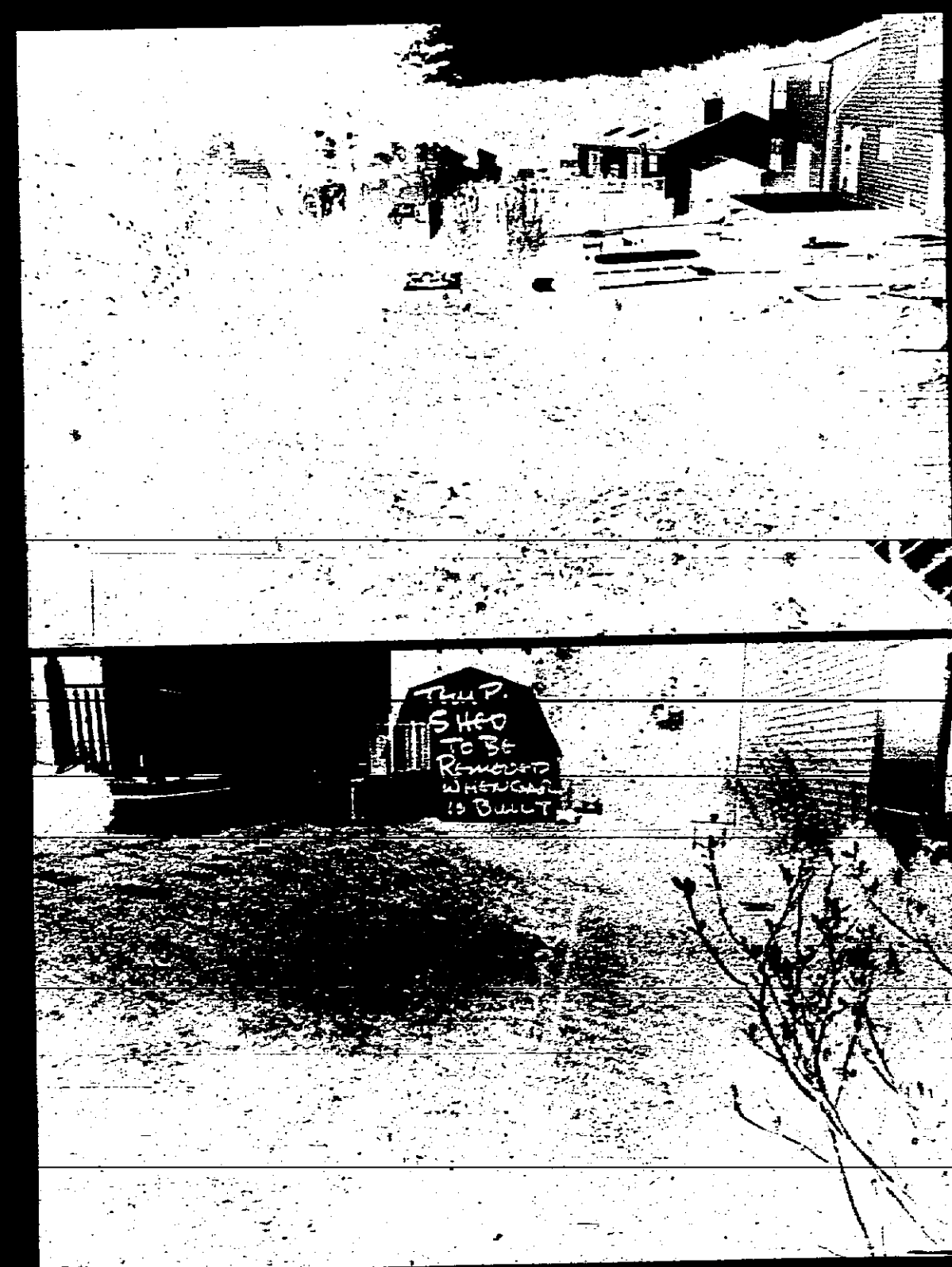
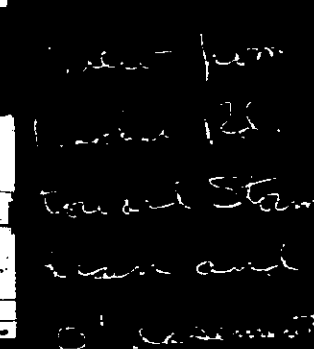
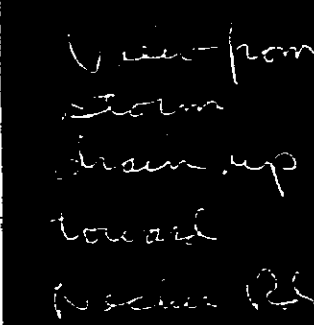
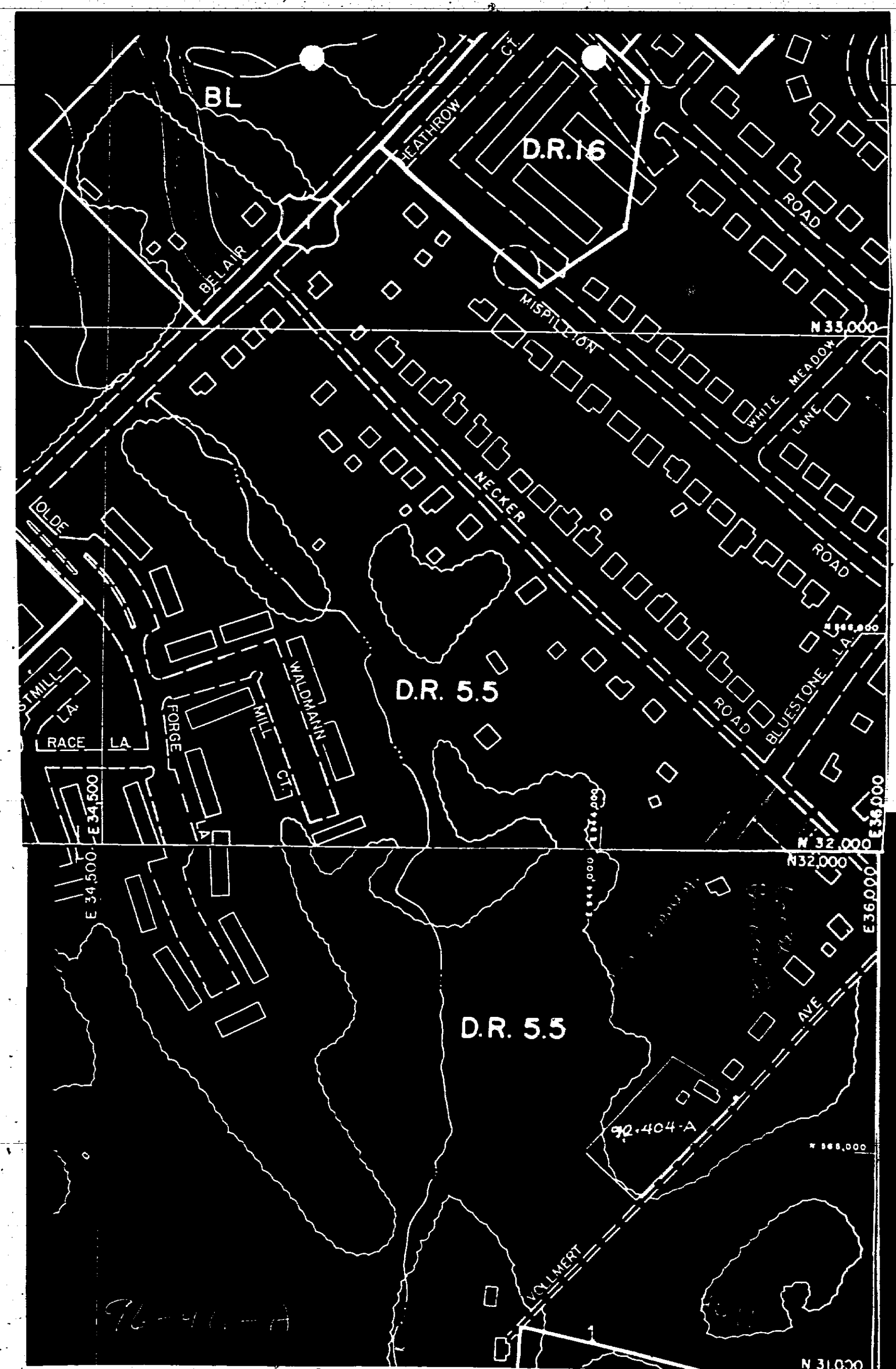
I/we have no objections to the garage that Mr. & Mrs. William Darr would like to construct on their property at Heaven Ct. If we understand that it will be 16'x26' and built on the right side of their house, adjacent to Necker Ave.

It will be finished with white vinyl siding to match the color of their home.

address

3 HAVEN ET
address

2. Heavin at _____
address _____



96-411-A

P.L.A.T TO ACCOMPANY PETITION FOR ZONING VARIANCE
PROPERTY ADDRESS: 2 HEAVIN COURT
ADDITION NAME: BELNECK SQUARE

LAT BOOK:
TOLL#
OT# 08
ACTION:

OWNER: William & Patricia Oarr

NORTH ↑

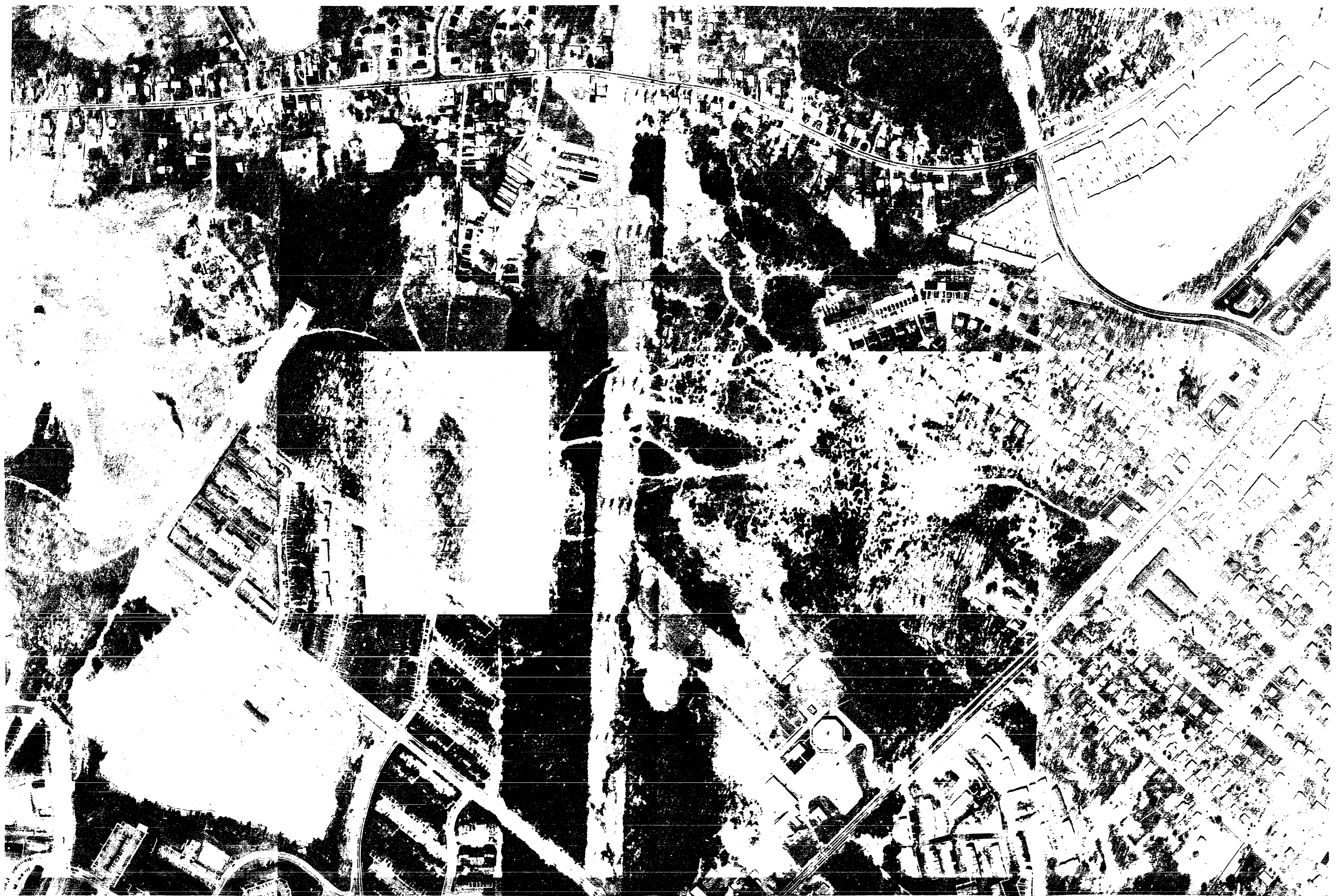
VILLAGE MAP
SCALE: 1"=1000'

LOCATION INFORMATION
PLEETON DISTRICT: 15
COUNCILMANIC DISTRICT: 6
TRAC SCALE MAP: NEGATIVE
Zoning PRSS
LOT SIZE 7504'
GRADE SQUARFEST

SEWER: PUBLIC
WATER: PUBLIC
SPEAKER DAY: YES NO
CRITICAL AREA: ☒ ☐
PRIOR ZONING VARIANCE: ☒

DATE 7/11/96
PREPARED BY: WILLIAM OARR
HEAVIN COURT
SCALE: 1"=20'

ZONING OFFICE USE ONLY
REVIEWED BY ITEM CASE
SAJ 411



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE
1" = 200' ±

LOCATION

SHEET

DATE
OF
PHOTOGRAPHY
JANUARY
1986

PERRY HALL

N. E.
9-F

#411

96-411-A